141.0	0005	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,317,400	/	1,317,400
USE VALUE:	1,317,400	/	1,317,400
ASSESSED:	1,317,400	/	1,317,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
248		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THERIAULT KENNETH B/MARCIE
Owner 2:	TRS/GRAY ST 248 REALTY TRUST
Owner 3:	
Street 1:	248 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THERIAULT KENNETH B -
Owner 2:	THERIAULT MARCIE A -
Street 1:	248 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,675 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Aluminum Exterior and 2642 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9675.000	740,100	9,100	568,200	1,317,400
Total Card	0.222	740,100	9,100	568,200	1,317,400
Total Parcel	0.222	740,100	9,100	568,200	1,317,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.68 | /Parcel: 498.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90911
GIS Ref:
GIS Ref:
Insp Date: 10/28/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	740,100	9100	9,675.	568,200	1,317,400	1,317,400	Year End Roll	12/18/2019
2019	101	FV	552,200	9100	9,675.	532,700	1,094,000	1,094,000	Year End Roll	1/3/2019
2018	101	FV	552,200	9100	9,675.	440,400	1,001,700	1,001,700	Year End Roll	12/20/2017
2017	101	FV	552,200	9100	9,675.	404,800	966,100	966,100	Year End Roll	1/3/2017
2016	101	FV	552,200	9100	9,675.	369,300	930,600	930,600	Year End	1/4/2016
2015	101	FV	515,100	9100	9,675.	362,200	886,400	886,400	Year End Roll	12/11/2014
2014	101	FV	515,100	9100	9,675.	336,700	860,900	860,900	Year End Roll	12/16/2013
2013	101	FV	515,100	9100	9,675.	320,300	844,500	844,500		12/13/2012

!10919!

PRINT

Date	Time
12/11/20	01:09:19

LAST REV

Date	Time
06/15/18	08:19:36
danam	
10919	

USER DEFINED

Prior Id # 1:	90911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THERIAULT KENNE	51806-23		10/20/2008	Family	1	No	No		
COTTAREL GUILLA	37693-360		1/16/2003		754,500	No	No		
STERN LYNNELL E	28689-423		6/10/1998		399,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	664	Redo Bat	12,242	C				
10/11/2011	1274	Redo Bat	18,500	C				REDO MBATH
2/1/2010	66	Add Bath	52,800	C				ATTIC RENOVATION
3/16/2006	175	Re-Roof	13,595	C		G7	GR FY07	
5/5/2005	378	Manual	2,000	C				REPAIR
8/5/2004	702	Manual	1,000	C				
9/5/2003	755	Porch	2,000	C				re-build front por

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	Info Fm Prmt	BR	B Rossignol
5/27/2010	Info Fm Prmt	BR	B Rossignol
10/28/2008	Meas/Inspect	355	PATRIOT
4/18/2003	MLS	MM	Mary M
11/10/1999	Meas/Inspect	243	PATRIOT
2/17/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9675		Sq. Ft.	Site		0	80.	0.73	9									568,201						568,200	

Total AC/HA: 0.22211 | Total SF/SM: 9675 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 568,201 | Spl Credit | Total: 568,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06999993
Const Adj.:	0.99989998
Adj $ / SQ:	139.086
Other Features:	142000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775778
Depreciation:	35686
Depreciated Total:	740093

COMMENTS

SUBDIVISION FEB 1998 NEW LOT SZ 9675 SF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

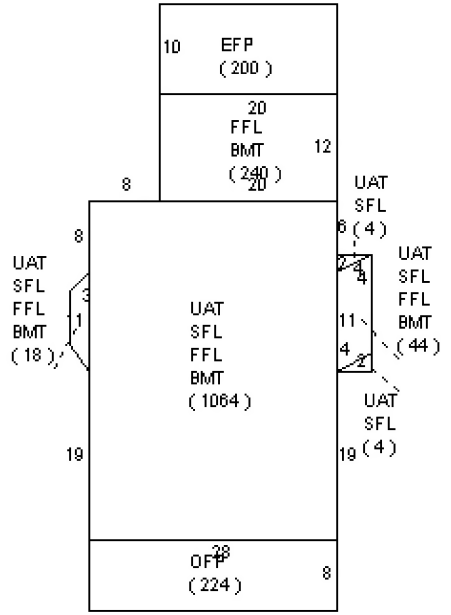
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.98
Special Features:	0	Val/Su Net:	161.81
Final Total:	740100	Val/Su SzAd	296.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,366	41.730	56,997
FFL	First Floor	1,366	139.090	189,992
SFL	Second Floor	1,134	139.090	157,724
UAT	Upper Attic	284	81.370	23,067
OFP	Open Porch	224	23.860	5,345
EFP	Enclos Porch	200	40.830	8,167

	Net Sketched Area:	4,574		Total:	441,292
Size Ad	2500	Gross Are	5424	FinArea	2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0005-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X27	G	AV	1934	26.99	T	40	101			8,700			8,700
19	Patio	D	Y	1	8X30	A	FR	1960	3.81	T	51	101			400			400

More:	N	Total Yard Items:	9,100	Total Special Featues:		Total:	9,100